

FOR SALE



9 Oakley Street, Belle Vue, Shrewsbury, SY3 7JU



Total area: approx. 129.9 sq. metres (1398.3 sq. feet)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only. Plan produced using PlanUp.



FOR SALE

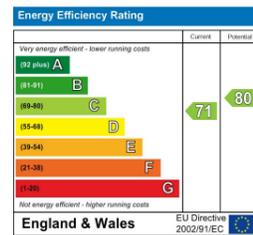
Offers in the region of £485,000

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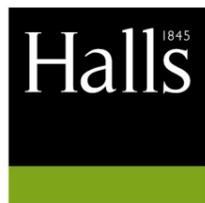
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautifully presented and greatly improved semi detached house, offering excellent living accommodation, set with easily maintained gardens in this highly sought after and convenient locality.



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Close to town amenities.



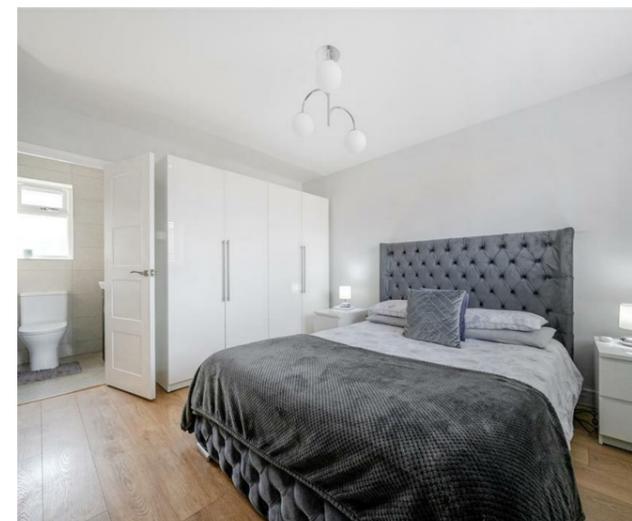
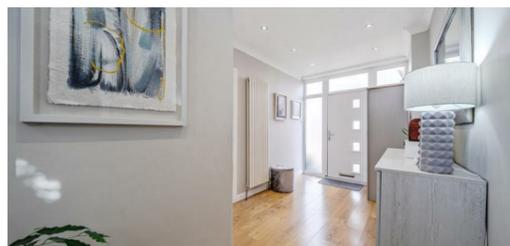
1 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Attractively presented throughout
- Enhanced and improved accommodation
- Recently replaced double glazed windows
- Upgraded central heating system and electrical wiring
- Improved generous driveway parking area
- Redesigned and landscaped gardens

#### DIRECTIONS

From Shrewsbury town centre, proceed down Wyle Cop and over the English Bridge staying in the right hand lane. Follow the signs to Belle Vue and the gyratory system round to the right. Continue along Belle Vue Road, taking the sixth right turn into Oakley Street and continue along and the property will be identified on the right hand side.

#### SITUATION

The property occupies an attractive position in the sought after area of Belle Vue which is close to schooling and excellent suburban amenities, whilst also being within easy walking distance of Shrewsbury Town Centre. A basic range of amenities are available in Coleham, whilst the town centre itself has an extensive number of shops social facilities and a rail service. Commuters will be pleased to note that the road links from the property give ready access to the A5 which links through to the M54 motorway and onto towards Telford and the Midlands.

#### DESCRIPTION

9 Oakley Street is a beautifully presented and greatly enhanced semi-detached house, which will no doubt produce great market appeal. The current owners have made numerous improvements, including the installation of new windows throughout, an upgraded central heating system, together with further improvements to the electrical wiring. The suites and fittings to the kitchen and bathroom areas have been fully replaced and the house now affords an extremely desirable contemporary living environment. To the ground floor, the reception hall leads off to the front to back lounge diner, whilst the breakfast kitchen contains numerous integrated appliances, together with a feature central island. Also to the ground floor is a useful guest WC. To the first floor there are four bedrooms, the principal of which has an en-suite wash room. The family bathroom contains a modern re-fitted suite. Outside, there is a generous block paved driveway parking area, with space for numerous vehicles. The gardens offer established and well stocked shrubbery beds and borders to the front and located to the rear is a flagged sun terrace ideal for outdoor entertaining and Alfresco dining.

#### ACCOMMODATION

Panelled part glazed entrance door with glazed over and side sections leads into:-

#### RECEPTION HALL

Staircase to first floor, contemporary radiator, built in understairs store cupboard and doors off and to:-

#### LOUNGE DINER

A beautiful through room with dual aspect, log burning stove set on slate hearth. Twin glazed french doors leading to the rear garden.

#### BREAKFAST KITCHEN

With ceiling downlighters, tiled floor and providing a contemporary range of soft close eye and base level units, with generous worksurface area over and incorporating a one and half bowl sink unit and drainer with mixer tap, integral Bosch double oven and grill. 5 ring Bosch gas hob unit with Faber extractor hood over. Porcelain tiled splash. Central feature island with generous worktop, base level storage cupboards and breakfast bar eating area.

#### REAR HALL

With space and plumbing for washing machine, space for tumble dryer over. Ceiling downlighters. Panelled part glazed door to rear garden and door to:-

#### GUEST WC

Providing a modern suite comprising low level WC, wash hand basin set in vanity unit with storage cupboard under, wall mounted heated towel rail, fully tiled walls, ceiling downlighters.

#### FIRST FLOOR LANDING

With ceiling downlighters, built in boiler cupboard housing the Ideal gas fired central heating boiler.

#### BEDROOM ONE

With access to loft space and door to:-

#### EN-SUITE WASH ROOM

With tiled floor, white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboard under, wall mounted heated towel rail, fully tiled walls, ceiling downlighters.

#### BEDROOM TWO

With access to loft space and offering twin fitted double wardrobes. Window with pleasant aspect to rear.

#### BEDROOM THREE

With extensive range of fitted and built in wardrobes.

#### BEDROOM FOUR

#### BATHROOM

With tiled floor and providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage drawers under, panelled bath with mains fed shower over with drench head and additional feeder shower attachments, splash screen, fully tiled walls, heated towel rail and ceiling downlighters.

#### OUTSIDE

The property is approached over a generous block paved driveway, which provides parking for numerous vehicles and gives pedestrian access to the front and side of the property.

#### THE GARDENS

To the front, the gardens provide well stocked and established shrubbery beds and borders containing a number of plants and shrubs. Double external power points. The rear gardens are laid for ease of maintenance and offer a flagged sun terrace entertaining area ideal for Alfresco dining with additional space for potted plants. Double external power point. Adjoining the rear of the property is a useful brick garden store.

#### GENERAL REMARKS

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

#### FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

#### COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

#### VIEWS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.